

Attachment 17: City and Neighborhood Maps

District of Columbia Housing Authority

File: "Att17 CityNeighborhoodMaps"

① Kenilworth Courts

Other Low-Income Rental Properties

② KPRMC-owned Kenilworth

③ Mayfair Mansions

④ Lotus Square

⑤ Paradise

Mixed-income/Homeownership Properties

⑥ Parkside Townhouses

⑦ Parkside II Townhomes (Planned)

⑧ Victory Square at Parkside ***
(Planned)

⑨ Eastland Gardens

⑩ Pollin Memorial Housing*

⑪ Parkside Mixed
Income Apts.
(Planned)

Kenilworth Avenue/295 Upgrade

Anacostia Riverwalk Trail

Neighborhood Boundary

DDOT Streetcar

Metro Station

Planned Commercial Assets

City Interests development parcel** ⑫
(with other planned uses)

Schools

Kenilworth Elementary ⑬

Neval Thomas Elementary ⑭

Cesar Chavez Charter Middle and High Schools ⑮

Planned Developmental Assets

Educare Early Childhood Center ⑯

Tiger Woods Learning Center ⑰

Community College of the District of Columbia ⑱

DCPCA Medical Clinic ⑲

Recreational Assets

Marvin Gaye Park ⑳

National Arboretum ㉑

Kenilworth Aquatic Park ㉒

Anacostia Riverwalk trail ㉓







Parkside Central Park ㉔

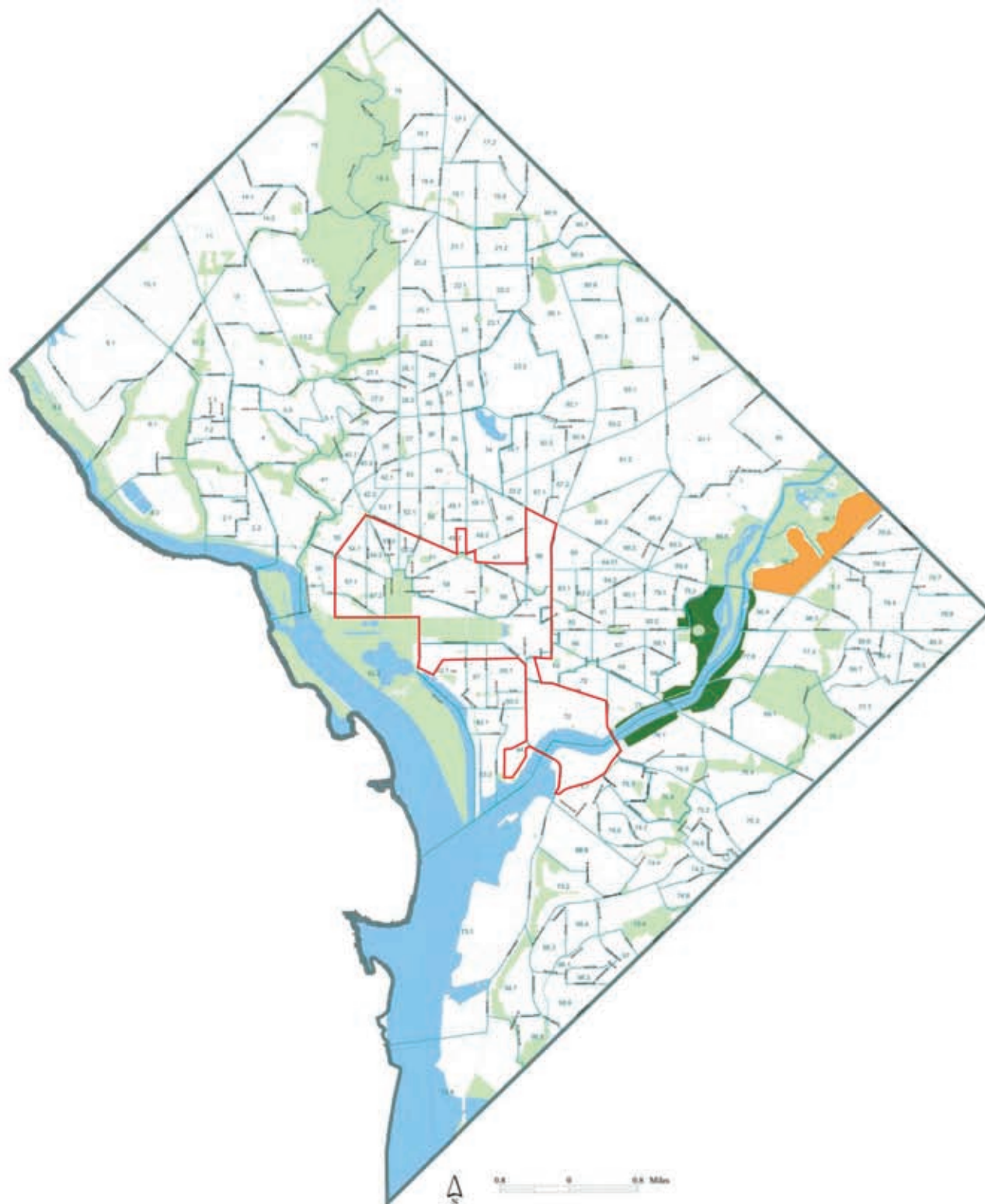
Improved MetroRail connection

Parkside Pedestrian Bridge ㉕

* Includes 42 Parkside Public Housing replacement units
** Includes up to 2000 residential, up to 700,000 sf office,
up to 50,000 sf retail with other planned uses
*** Includes 35 Public Housing Senior Units

CITY MAP

-  Parkside-Kenilworth Neighborhood
-  Central Business District
-  Anacostia Park
-  National Parks
-  Census Tract
-  Potomac and Anacostia Rivers



Attachment 18: Current Site Plan

District of Columbia Housing Authority

File: "Att18 CurrentSitePlan"

Site Plan

Kenilworth Courts Public Housing / Kenilworth Parkside Resident Management Corporation, Inc. (KPRMC)

The building highlighted in “blue” represent the buildings owned by Co-Applicant Kenilworth Parkside Resident Management Corporation Inc. (KPRMC)

Kenilworth Courts public housing consists of all remaining buildings

Units to be rehabilitated, demolished and disposed of TBA.

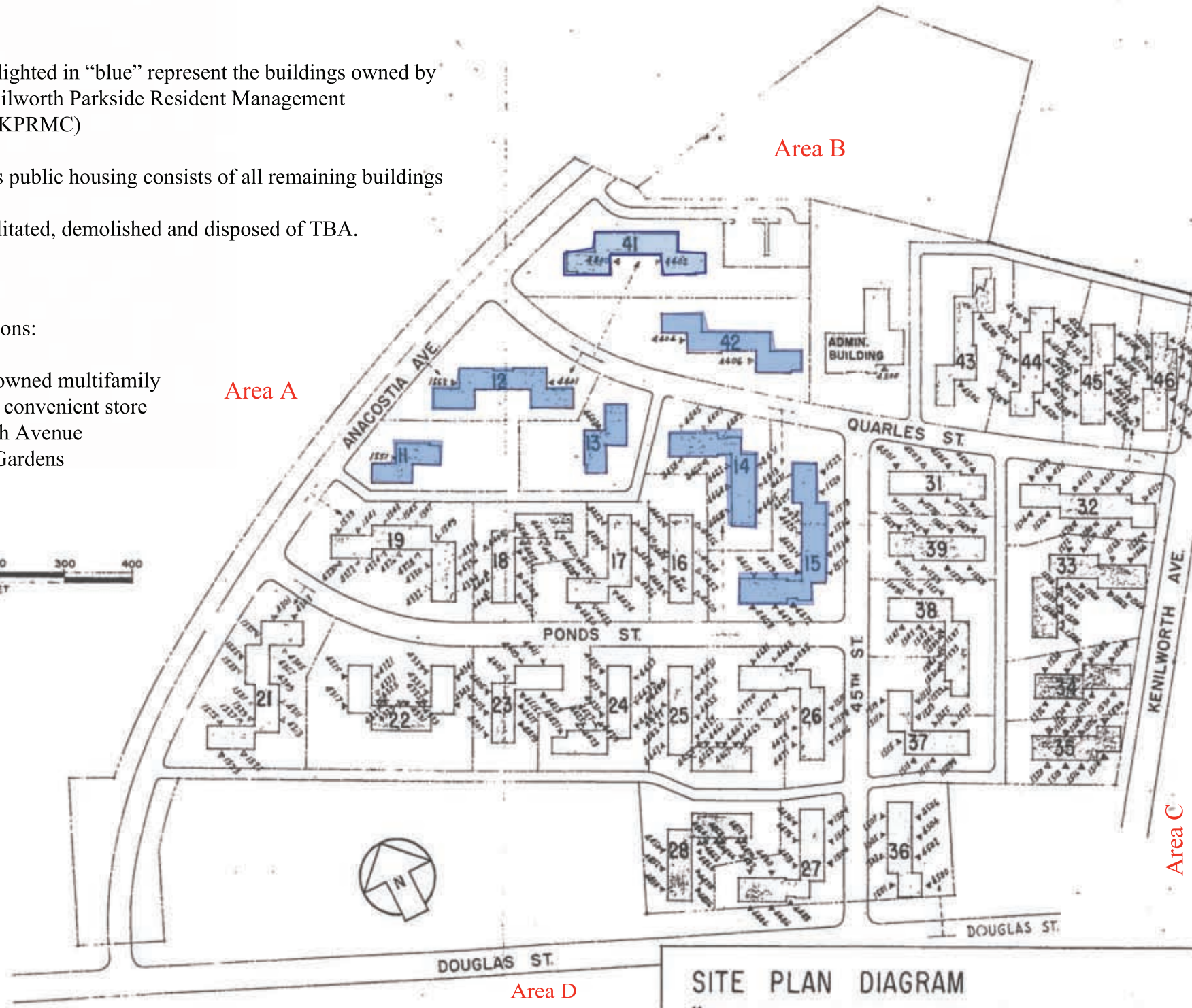
Boundary Descriptions:

Area A: Parkland

Area B: Privately owned multifamily building and small convenient store

Area C: Kenilworth Avenue

Area D: Eastland Gardens



Attachment 19 Category Preferences Documentation

District of Columbia Housing Authority

File: Att19CaterogyPreferences



DISTRICT OF COLUMBIA HOUSING AUTHORITY

1133 North Capitol Street, NE
Washington, DC 20002-7599
(202) 535-1500

Adrianne Todman, Interim Executive Director

Category Preference: Priority funding documentation

- I. Collaboration among housing providers.**
 - a. See attachment 2: MOU with KPRMC Co-Applicant, 501(c) 3 corporation.
 - II. Promise Neighborhood Grantee**
 - a. Attached MOU with DC Promise Neighborhoods Initiative
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**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
DISTRICT OF COLUMBIA HOUSING AUTHORITY
AND THE
DC PROMISE NEIGHBORHOODS INITIATIVE**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into this 3rd day of August, 2011, by and between the District of Columbia Housing Authority (“DCHA”), and the DC Promise Neighborhoods Initiative, a District of Columbia nonprofit corporation (“DCPNI”) (each individually a “Party,” and collectively, the “Parties”).

RECITALS

WHEREAS, DCHA is responsible for governing public housing and implementing the Housing Act of 1937 in the District of Columbia (“District”) including the provision of decent, safe and sanitary dwellings and related facilities for persons of low and moderate income in the District; and

WHEREAS, DCPNI is a nonprofit corporation (as defined under section 501(c) of the Internal Revenue Code) in the District whose mission is to increase the number of children who complete their education from cradle to college and enter adulthood as productive participants in the 21st century economy and in their communities; and

WHEREAS, the four (4) Parkside-Kenilworth neighborhood (“PK”) schools are low-performing including Kenilworth Elementary which qualifies as a persistently lowest-achieving school; and

WHEREAS, DCPNI, in collaboration with the Cesar Chavez Charter School located in PK, was the successful recipient of a Promise Neighborhoods Initiative (“Promise Neighborhoods”) grant in the amount of Five Hundred Thousand Dollars (\$500,000) from the United States Department of Education; and

WHEREAS, DCHA is one of the key partners in the DCPNI educational planning efforts for improving the academic performance and overall community for the students living in and attending schools located in PK; and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) established the Choice Neighborhoods Initiative program (“Choice Neighborhoods”) to support public housing authorities and other organizations in their efforts to transform neighborhoods by revitalizing severely distressed public and/or federally assisted housing and investing in services, public schools and education programs, public assets, public transportation and improved access to jobs; and

WHEREAS, the interests, desires and objectives of the Parties are aligned in their mutual commitment to supporting positive outcomes for families who live in PK and transforming PK into a viable, mixed-income neighborhood with access to quality

services, public schools and education programs including early learning, public transportation and improved access to jobs; and

WHEREAS, in response to a Notice of Funding Availability (“NOFA”) for Fiscal Year 2011 issued by HUD, DCHA is submitting an application for a Choice Neighborhoods planning grant to fund the costs of developing a plan to transform PK (the “Transformation Plan”).

NOW THEREFORE, in consideration of the mutual promises herein and in furtherance of the shared goals and objectives of this MOU, the Parties hereby agree as follows:

I. RECITALS

The Recitals are incorporated in this MOU and made a part hereof as if fully set forth herein.

II. SCOPE OF SERVICES

A. RESPONSIBILITIES OF DCPNI

1. DCPNI shall collaborate with DCHA to develop the educational goals that ensure children enter kindergarten ready to learn; children are proficient in core academic subject; and youth graduate from high school college- and career-ready.
2. DCPNI shall collaborate with DCHA and other key partners to ensure that the planning efforts and initiatives for the Transformation Plan and the Promise Neighborhoods plan are cooperative, synergistic and consistent with one another.
3. DCPNI shall work with the District, local organizations and businesses to help secure funding for implementation of the educational goals and objectives of the Parties as determined through the collaborative planning efforts.

B. RESPONSIBILITIES OF DCHA

1. DCHA shall collaborate with DCPNI to develop the educational goals for a comprehensive Transformation Plan aimed at accomplishing the housing, people and neighborhood objectives set forth by HUD in the NOFA.
2. DCHA shall collaborate with DCPNI and other key partners to ensure that the planning efforts and initiatives for the Transformation Plan and the Promise Neighborhoods plan are cooperative, synergistic and consistent with one another.

III. DURATION OF MOU

This MOU shall become effective on the date provided above and shall expire on the date of expiration for the Choice Neighborhoods planning grant unless terminated earlier as provided herein.

IV. CONFIDENTIAL INFORMATION

The Parties to this MOU will use, restrict and safeguard all information related to services provided for in this MOU, in accordance with all relevant Federal and local statutes, regulations and policies.

V. MODIFICATION

Any modification of this MOU, including any extension hereof, shall be valid only when reduced to writing and duly signed by both Parties.

VI. TERMINATION

This MOU may be terminated by either Party in whole or in part by giving sixty (60) days notice to the other Party based on the following grounds:

- a. Changes in applicable law;
- b. Changes in DCHA or Federal policies that affect services to be rendered pursuant to this MOU;
- c. Failure of either or both Parties to abide by applicable laws, rules, or regulations, which govern the performance of this MOU; and
- d. Lack of funding.

In the event that the DCHA is not awarded a Choice Neighborhoods planning grant for Fiscal Year 2011, this MOU shall automatically terminate as of the forty-fifth (45th) day following DCHA's receipt of notification from HUD that the application submitted was denied.

VII. MISCELLANEOUS

The Parties shall comply with all applicable laws and rules, whether now in force or hereafter enacted or promulgated. If any term or provision of this MOU is held to be invalid or illegal, such term or provision shall not affect the validity or enforceability of the remaining terms and provisions of this MOU. Meeting the terms of this MOU shall

not excuse any failure to comply with all applicable laws, regulations and rules, whether or not these laws, regulations and rules are specifically listed in this MOU.

VIII. ANTI-DEFICIENCY ACT

DCPNI acknowledges and agrees that DCHA's obligations to fulfill financial obligations of any kind pursuant to any and all provisions of this MOU, or any subsequent agreement entered into by the Parties pursuant to this MOU, are and shall remain subject to the provisions of the Federal Anti-Deficiency Act, 31 U.S.C. §§ 1341, 1342, 1349, 1351 and D.C. Official Code § 47-105 (2011), as the foregoing statutes may be amended from time to time, regardless of whether a particular obligation has been expressly so conditioned.

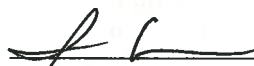
IN WITNESS WHEREOF, the Parties hereto have executed this MOU as follows:

**District of Columbia
Housing Authority**



Adrienne Todman
Executive Director

**DC Promise Neighborhoods
Initiative**



Irasema Salcido
Chairperson, DCPNI Advisory
Board

Approved for legal sufficiency for DCHA



Hans Froelicher
General Counsel

**Certification of
Consistency with
the RC/EZ/EC-IIs
Strategic Plan**

**U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in this application are consistent with the strategic plan of a federally-designated empowerment zone (EZ), designated by HUD or by the United States Department of Agriculture (USDA), the tax incentive utilization plan for an urban or rural renewal community (RC) designated by HUD, or the strategic plan for an enterprise community (EC-II) designation in round II by USDA.

(Type or clearly print the following information)

Applicant Name District of Columbia Housing Authority

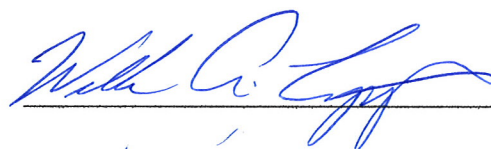
Name of the Federal
Program to which the
applicant is applying Choice Neighborhood Initiative-Planning Grant 2011

Name of RC/EZ/EC-II District of Columbia Enterprise Zone

I further certify that the proposed activities/projects will be located within the RC/EZ/EC-II identified above and are intended to serve the residents of the designated area. (2 points)

Name of the
Official Authorized
to Certify the RC/EZ/EC-II Mr. William Liggins

Title Director, DC Revenue Bond - Enterprise Zone Program

Signature 

Date (mm/dd/yyyy) 07/19/2011

U.S. Department of Housing
and Urban Development

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to
which the applicant is applying:

Name of the Preferred Sustainable
Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred
Sustainable Communities Status meets

the above criteria to receive bonus points:

Title:

Organization:

Signature:

Date:
(mm/dd/yyyy)

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA, Implementation Grants Section, Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all FY 2011 Choice Neighborhoods grant funds are expended by the statutory deadline. In accordance with 31 U.S.C. § 1552, all FY 2011 Choice Neighborhoods funds expire on September 30, 2017. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with Section III.B of the Planning Grants section of the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: District of Columbia Housing Authority
Co-Applicant (if any): Kenilworth Parkside Resident Management Corporation, Inc.

Name of Targeted Public and/or Assisted Housing Site(s):

Kenilworth Courts and The KPRMC property


I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: Adrienne Todman
Title: Executive Director, District of Columbia Housing Authority

Signature: 

Date: 8/4/11

Name of Co-Applicant's (if any) Executive Officer: Sequenoa Houston
Title: President, Kenilworth Parkside Resident Management Corporation, Inc.

Signature: 

Date: 8-3-11

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: Angie Rodgers, Acting Chair/Vice Chair

Board Chairman's Signature: 

Date: 8/4/11

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)